

RENTON CITY COUNCIL
Regular Meeting

October 11, 1999
Monday, 7:30 p.m.

Council Chambers
Municipal Building

MINUTES

CALL TO ORDER

Mayor Jesse Tanner led the Pledge of Allegiance to the flag and called the meeting of the Renton City Council to order.

**ROLL CALL OF
COUNCILMEMBERS**

KING PARKER, Council President; TIMOTHY SCHLITZER; RANDY CORMAN; TONI NELSON; BOB EDWARDS; KATHY KEOLKER-WHEELER; DAN CLAWSON.

**CITY STAFF IN
ATTENDANCE**

JESSE TANNER, Mayor; JAY COVINGTON, Chief Administrative Officer; LAWRENCE J. WARREN, City Attorney; BRENDA FRITSVOLD, Deputy City Clerk; GREGG ZIMMERMAN, Planning/Building/Public Works Administrator; JIM SHEPHERD, Community Services Administrator; SUSAN CARLSON, Economic Development Administrator; VICTORIA RUNKLE, Finance & Information Services Administrator; KAREN MARSHALL, Human Services Manager; BETTY NOKES, Economic Development Director; JULIE BREWER, Development Assistant; DENNIS CONTE, Housing Assistance Specialist; DEREK TODD, Finance Analyst; REBECCA LIND, Senior Planner; FIRE MARSHAL CHUCK DUFFY, Fire Department; ABOUL GAFOUR, Water Utility Supervisor; CHIEF GARRY ANDERSON, Police Department.

PRESS

Denis Law, *Renton Reporter*
Robert Teodosio, *Renton Reporter*
Claire Booth, *South County Journal*

**APPROVAL OF
COUNCIL MINUTES**

MOVED BY PARKER, SECONDED BY CLAWSON, COUNCIL APPROVE THE MINUTES OF OCTOBER 4, 1999 AS PRESENTED. CARRIED.

PROCLAMATION

National Mammography Day –
October 15, 1999

A proclamation by Mayor Tanner was read declaring the day of October 15, 1999, to be “National Mammography Day” in the City of Renton, and urging all women and their families to get the facts about mammography. MOVED BY CORMAN, SECONDED BY EDWARDS, COUNCIL CONCUR IN THE PROCLAMATION AS READ. CARRIED.

**SPECIAL
PRESENTATIONS**

Police: Awards for Level 3
Crime Resistant Multi-Housing
Program

Chief of Police Garry Anderson reported that the owners and managers of three apartment complexes in Renton have achieved level three in the Police Department’s Crime-Resistant Multi-Housing Program. Chief Anderson explained that this program teaches landlord/tenant techniques and crime prevention by environmental design in an effort to make multi-family housing complexes safer and healthier places to live and raise families. Lynn Hedges and Peg Victory were present from the Cedar Park Apartments to accept their certificate of recognition. Additional certificates will be sent to Kim Stanziola of Bokara by the Lake and to Betty Traynor of Gateway Pointe Apartments.

City-County Communications
and Marketing Awards

Economic Development Director Betty Nokes introduced Dan Voelpel, Communications Supervisor for the City of Tacoma and Vice President of the City-County Communications and Marketing Association (3CMA). Mr. Voelpel reported that the City of Renton won three 3CMA awards this year for its community marketing campaign, which he termed an imaginative and forward-thinking partnership. The campaign’s co-sponsors are the City of Renton, Renton Technical College, Renton School District, Valley Medical Center, Renton Chamber of Commerce, and the Renton hotel industry. The community

marketing campaign, “Renton. Ahead of the Curve” competed with cities and counties up to 150,000 in population in the category of communications and marketing plans, winning a Silver Circle, which represents second place. In the category of marketing campaigns, Renton earned the Savvy, or first place, for its community marketing campaign.

Finally, Renton also won 3CMA’s first-ever President’s Award, which was established to cite the best of the Savvy winners in any of the marketing-related categories in recognition of marketing efforts which demonstrate dramatic results and outstanding achievement, and raise the bar for all cities and counties. Mr. Voelpel concluded by congratulating all of the Renton organizations who took the risk and pooled their resources to effectively promote Renton, saying that Renton has earned the attention and respect of local governments around the country.

Ms. Nokes thanked all of the stakeholders in the campaign as well as its consultants from the Hamilton/Saunderson Marketing Partnership who have facilitated its success. She looked forward to year two of the campaign, which is just now getting underway.

Renton Technical College
Students Volunteer Work for
Housing Repair Program

Housing Assistance Specialist Dennis Conte announced that four students from the Renton Technical College volunteered for 20 weeks to produce a client database for the City’s Housing Repair Assistance Program. The database tracks demographics and repair histories for all households which have participated in the program. It was designed by students Pamela Espinoza, Ryan Goudie, Patrick Towle and Zenos Schmickrath under the direction of instructors Bill Iverson and George Lake.

PUBLIC HEARINGS

Planning: Southport Planned
Action Ordinance

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Tanner opened the public hearing to consider the Southport Planned Action Ordinance: 17 acres located adjacent to Lake Washington between Coulon Park on the east and Boeing on the west (formerly known as the Shuffleton Steam Plant, 1101 Lake Washington Boulevard N.). The proposed Planned Action Ordinance considers redevelopment concepts to mixed use development including residential, commercial and office uses as well as recreational amenities.

Lisa Grueter, formerly with the City of Renton and now with Bucher Willis and Ratliff, explained that the State-authorized Planned Action process shifts environmental review of a project from the time a specific permit application is made to an earlier phase in the planning process. This is to ensure that detailed environmental analysis occurs while the project is being planned and land use changes are being considered, rather than being done later at the permit review stage. Approval of a Planned Action Ordinance ensures that because adequate environmental review has occurred, further environmental review is not necessary for each specific development phase so long as each phase is determined to be consistent with the development levels already specified in the Supplemental Environmental Impact Statement (SEIS).

Continuing, Ms. Grueter noted that of the 17 acres designated in the project proposal, 14 are upland and three are submerged. The development concept includes a residential component of 377 to 581 multi-family units, 30,000 to 38,000 square feet of retail space, a 220-room hotel, and 500,000 to 750,000 square feet of office use. The building heights would range from five to ten stories, including parking.

Ms. Grueter said the project has already received certain necessary approvals from the City Council for a Comprehensive Plan map amendment from Employment Area – Industrial to Center Office Residential (COR) along with a rezone from Heavy Industrial to COR, in addition to COR policy amendments and Renton Municipal Code amendments. The Planned Action Ordinance includes a mitigation document which would be applied to all future development applications on the site.

Ms. Grueter explained that future applications would also be subject to thresholds and review criteria. Specifically, additional environmental review would be required if there is a 10% or greater increase in building height or if changes are proposed to the already-determined minimum average building setbacks, amount of open space provided, or number of transportation trip levels. Other issues considered will be each application's impact on air quality, fisheries, grading, peak water flow and outfalls, and public services and utilities.

Ms. Grueter emphasized that all applications will be required to conform with the City's notification process. The built-in monitoring period extends to December 1, 2004, which reflects the horizon year for completion of the proposed development. Staff recommends approval of the proposed Planned Action Ordinance.

Referring to citizen concerns about traffic congestion in this area, Councilman Clawson asked how vehicle movement to and from this project will be routed. Saying that the traffic implications of this project were given a great deal of consideration, Ms. Grueter explained that mitigation improvements will be made to Lake Washington Boulevard between the Southport entrance and the Park Avenue intersection to facilitate traffic movement to the south rather than to the north. Although staff is comfortable with the assumptions made by the City's Transportation Systems Division regarding vehicle distribution in this area, traffic will be continued to be monitored for two years after full build-out of the development to assess its final effects.

Audience comment was invited. There being none, it was MOVED BY PARKER, SECONDED BY CORMAN, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED.

Planning: La Pianta
Development Agreement (NE
3rd and 4th between Edmonds
and Monroe)

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Tanner opened the public hearing to consider the proposed La Pianta Development Agreement: 94.2 acres located on the south side of NE 3rd and 4th Streets between Edmonds Ave. NE (if extended) and Monroe Ave. NE; proposal includes changing 74.2 acres to Residential Options (R-10) and 20 acres to Residential Planned Neighborhood designation (R-14).

Rebecca Lind, Senior Planner, said the property would have access from the extension of Edmonds Ave. NE as it leads into the La Calina plat. A vested project on the property would allow a 402-unit senior manufactured home park; the new proposal would replace the already-vested project and include the proposed development agreement to regulate future development on the site. The agreement, which would be binding for any future owners, would provide for a ten-year review period that would correspond with the City's ten-year review of the Comprehensive Plan.

Ms. Lind described the specific terms of the agreement, would which allow 460

units to be built (78 flats with no more than six units per building). Impervious surface would be limited to 45 acres. The RPN-zoned portion of the property which lies within the Aquifer Protection Zone would be restricted to ten units per acre.

Ms. Lind said without the development agreement, the property could be developed to a density of 535 to 694 units. Impervious surface could increase substantially, to a maximum of 75% of the property. Staff and the Planning & Development Committee recommend approval of the agreement.

Responding to Councilmember Keolker-Wheeler, Ms. Lind explained that the proposed development agreement has been revised since last week to correct the legal description, since the applicant has asked that a certain part of the property be forwarded to next year's Comprehensive Plan review cycle. Additionally, paragraph (5) on page four was amended to clarify its reference to a portion of the property which lies within the Aquifer Protection Zone 1, rather than outside of it.

Audience comment was invited.

David L. Halinen, 10500 NE 8th St., Suite 1900, Bellevue, 98004, representing the proponent, explained that the applicant has asked that a small (roughly 0.9 acre) portion of the property located in the northwest corner perpendicular to NE 3rd Street be tabled until next year's Comprehensive Plan review cycle. The proponent intends to seek Convenience Commercial zoning for this piece at that time.

Councilman Schiltzer emphasized that the zoning for the Resource Conservation area located on the southern portion of the parcel, which is characterized by steep slopes, will not change.

Correspondence was read from Everett Wilcock, 11830 - 164th Ave. SE, 98059, urging the City to impose greater density requirements on this property, which he felt constituted one of the last remaining large-sized parcels suitable for development as an urban village. Mr. Wilcock said the region will be able to appropriately accommodate its growth projects only if it does not squander its close-in land by allowing it to be developed at rural densities. **MOVED BY SCHLITZER, SECONDED BY EDWARDS, COUNCIL REFER THIS LETTER TO THE PLANNING & DEVELOPMENT COMMITTEE. CARRIED.**

Responding to Council President Parker, Ms. Lind said the issue of traffic for this project was given significant consideration. Staff determined that the site can easily accommodate 413 single family units with a similar road pattern and layout that was used for the vested mobile home project. The development agreement will cap the traffic generation at this same level, so there is no net increase over the vested project.

Mr. Parker wanted to know the average daily number of vehicle trips which NE 4th St. (Cemetery Road) currently experiences. Ms. Lind agreed to provide him this information.

There being no further audience comment, it was **MOVED BY PARKER, SECONDED BY NELSON, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED.**

ADMINISTRATIVE

Chief Administrative Officer Jay Covington reviewed a written administrative

REPORT

report summarizing the City's recent progress towards goals and work programs adopted as part of its business plan for 1999 and beyond. Items noted included:

- * The Water Utility is poised to distribute the City's first Water Quality Report to water customers this week. The report explains where Renton's water comes from, what it contains, how it meets or exceeds state and federal drinking water quality standards, and what the City is doing to protect its water supply.
- * Renton Municipal Court has introduced a one-time only offer which allows anyone with a parking ticket to save money by paying the original fines plus a \$10 late fee, thereby saving the ticket from being sent to a collection agency. This special offer ends Friday, October 29.
- * A Candidate's Forum will be held on Thursday, October 14th at McKnight Middle School. Candidates for Mayor, City Council, School Board and the Port of Seattle will attend.

AUDIENCE COMMENT

Citizen Comment: Evans – Traffic Concerns (Bronson Way/Sunset/Maple Valley Highway Area)

Ralph Evans, 3306 NE 11th Pl., Renton, 98056, questioned if the City has plans to extend Edmonds Ave. NE north to Maple Valley Highway. He felt that the La Pianta development should have more than one access, particularly as the route from the Highlands to downtown Renton, via NE 4th and NE 3rd Streets, is already inadequate for area residents when congestion builds up on Sunset Boulevard and Bronson Way.

Ms. Lind explained that the secondary access for this project is via Blaine Ave.; however, staff strongly suggests this steep road be used for emergencies only due to the difficulty of turning movements. Councilman Corman confirmed that this issue is one of many being discussed as part of the I-405 corridor study. Specifically, Renton is looking at whether it would be feasible to connect Cemetery Road (NE 3rd/NE 4th Street) to Maple Valley Highway east of this development.

CONSENT AGENDA

Finance: 2000 Property Tax Rates

Items on the consent agenda are adopted by one motion which follows the listing.

Finance & Information Services Department recommended approval of an ordinance establishing the 2000 property tax rates for the City of Renton. Council concur. (See page 355 for legislation.)

CAG: 99-038, EW-3 Well Drilling Project, Holt Drilling

Water Utility Division submitted CAG-99-038, EW-3 Well Drilling project; and recommended approval of the project, authorization for final pay estimate in the amount of \$1,077.44, commencement of 60-day lien period, and release of retained amount of \$2,177.37 to Holt Drilling, Inc., contractor, if all required releases are obtained. Council concur.

Councilman Edwards asked whether the proposed ordinance relating to next year's property tax rates should be referred to the Finance Committee. Mayor Tanner replied that because of questions associated with how I-695, if approved, would affect this ordinance, Council is being asked to adopt the legislation before November. The mayor emphasized that Renton is not raising the basic property tax rate, although it does expect to have more property tax revenues next year due to new construction and expected increases in assessed valuation.

Finance & Information Services Administrator Victoria Runkle added that State law requires jurisdictions to reserve their right to increase property tax revenues by the allowed 6% figure one year before they adopt such an increase. This

means that Renton will have to adopt an ordinance before the end of this year reserving the right to increase property tax revenues up to 6% in 2001. The final decision on whether or not to increase the revenues will not be made until the end of next year.

Councilmembers agreed that it was not necessary to refer this ordinance to the Finance Committee for review and a recommendation.

Mayor Tanner noted that he will recommend the City increase solid waste rates by 2% next year, which is a pass-through charge made necessary by higher tipping fees.

MOVED BY PARKER, SECONDED BY NELSON, COUNCIL APPROVE THE CONSENT AGENDA AS PRESENTED. CARRIED.

OLD BUSINESS

Committee of the Whole

Council: 2000 Legislative Priorities

Council President Parker presented a Committee of the Whole report recommending the following legislative priorities for the 2000 legislative session: transportation funding; language changes to the Model Toxics Control Act; and the Endangered Species Act. MOVED BY PARKER, SECONDED BY KEOLKER-WHEELER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Public Works: Burnett Ave S
Sewer Replacement

Councilmember Nelson inquired if the City plans on installing new sewers in Burnett Ave. S. anytime soon. Planning/Building/Public Works Administrator Gregg Zimmerman offered to find out. Ms. Nelson suggested that if this is planned, it be done in conjunction with the final transit center construction and parking reconfiguration in this area.

Finance Committee

Finance: Vouchers

Finance Committee Chair Edwards presented a report recommending approval of Claim Vouchers 175164 - 175556 and two wire transfers in the total amount of \$2,261,187.50. MOVED BY EDWARDS, SECONDED BY SCHLITZER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Planning & Development Committee

Development Services:
Permitted Hours for
Construction Activities

Planning & Development Committee Chair Keolker-Wheeler presented a report regarding construction noise regulations. A citizen inquiry was received by the City Council and referred to the Planning & Development Committee on September 20, 1999. The inquiry requested reconsideration of permitted hours for construction activity in or near residential neighborhoods. In addition, the letter suggested that the scale of projects should be considered in establishing construction work hours.

The Committee discussed existing hours that restrict new construction occurring in or within 300 feet of residential areas. City Code states that for single family remodels or single family additions, construction activity is restricted to take place between the hours of 7:00 a.m. and 10:00 p.m. Monday through Friday. Work on Saturdays and Sundays is restricted to occur between the hours of 9:00 a.m. and 10:00 p.m. For commercial, multi-family, new single family and other non-residential construction activities, work is permitted to occur only between the hours of 7:00 a.m. to 8:00 p.m. Monday through Friday, and between 9:00 a.m. and 8:00 p.m. on Saturday, with no work permitted on Sunday. Exceptions include interior work such as laying carpet or painting. Additional limitations and restrictions can be imposed on individual projects through the environmental review process.

The Committee acknowledged that further restricting the permitted construction

hours could extend the length of construction for many proposals. In addition, mitigation measures can be imposed on individual projects to restrict hours beyond Code requirements. For these reasons, the Committee decided that revisiting the permitted construction hours in residential areas was not necessary at this time. MOVED BY KEOLKER-WHEELER, SECONDED BY SCHLITZER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

ORDINANCES AND RESOLUTIONS

Finance: 2000 Property Tax Rates

The following ordinance was presented for first reading:

An ordinance was read establishing the property tax levy for 2000 for both general purposes and for voter-approved bond issues. MOVED BY EDWARDS, SECONDED BY CORMAN, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 10/18/99. CARRIED.

ADJOURNMENT

MOVED BY PARKER, SECONDED BY SCHLITZER, COUNCIL ADJOURN. CARRIED. Time: 8:58 p.m.

BRENDA FRITSVOLD, Deputy City Clerk

Recorder: Brenda Fritsvold
October 11, 1999